







Offers In Excess Of £375,000

Dorking Crescent, Portsmouth PO6 2QL





HIGHLIGHTS

- SEMI DETACHED
- THREE BEDROOMS
- ♣ LOUNGE/DINER
- DOWNSTAIRS W.C. INTEGRAL GARAGE
- OFF ROAD PARKING
- CLOSE TO QA HOSPITAL
- **CLOSE TO RECREATIONAL PARK** CLOSE TO COSHAM STATION
- COURT LANE & SPRINGFIELD CATCHMENT AREA

Nestled in the charming Dorking Crescent, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three wellproportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. With the added bonus of a downstairs w.c. this home has a real practical and warm feel.

The location is particularly advantageous, being in close proximity to Cosham Town and its train station, making commuting a breeze. For those who require access to healthcare, the QA Hospital is just a short distance away, ensuring peace of mind for residents. Additionally, the nearby recreational park offers a lovely space for outdoor activities, perfect for families or anyone who enjoys nature.

This property also boasts an integral garage and off-road parking for two vehicles, providing ample space for your cars and additional storage. The combination of practical amenities and a desirable location makes this home a fantastic opportunity for anyone looking to settle in Portsmouth. Don't miss the chance to make this lovely house your new home.

Call today to arrange a viewing 02392 728 091 www.bernardsestates.co.uk





PROPERTY INFORMATION

PORCH

ENTRANCE HALL

LOUNGE/DINER 16'3" x 11'11" (4.96 x 3.65)

KITCHEN 7'10" x 15'7" (2.39 x 4.77)

W.C. 5'2" x 3'4" (1.60 x 1.04)

STORAGE

LANDING

BEDROOM 1 16'3" x 12'0" (4.96 x 3.66)

BEDROOM 2 8'11" x 9'8" (2.74 x 2.95)

BEDROOM 3 6'11" x 11'11" (2.11 x 3.65)

SHOWER ROOM 5'6" x 6'5" (1.70 x 1.98)

GARAGE 8'0" x 15'8" (2.46 x 4.80)

GARDEN

DRIVEWAY

COUNCIL TAX BAND C £1939

ANTI MONEY LAUNDERING

Please call the office to book details. an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document

is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

SOLICITOR/ CONVEYANCING

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms Bernards Estate agents have a of solicitors who have the legal obligation to complete necessary local knowledge anti-money laundering and will provide a personable checks. The AML check should service. Please ask a member be completed in branch. of our sales team for further



























